

## Zoning Commission

1 **Rezoning Application #ZON-18-04**

July 17, 2018

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3  
4 **Rezoning Application #ZON-18-04, Toy Box of Columbus LLC**

5 Requesting to rezone 4.72 +/- acres from a Farm Residential (FR-1) District to a Planned  
6 Commercial and Office (PC) District. The subject property is currently owned by Robert E  
7 Broadley and Mary Lou Gott and is located at 388 East Orange Road, having permanent  
8 parcel number 318-321-01-002-000.

9  
10 Chairman Duell called the meeting to order at 7:00 p.m. for Rezoning Application #ZON-18-04, Toy Box  
11 of Columbus, LLC

12  
13 Roll: Mark Duell, Christine Trebellas, Katie Stenman, Barrett Ault, Dennis McNulty

14  
15 Township Officials Present: Michael McCarthy                      Legal Counsel  
16    Michele Boni                      Planning and Zoning Director

17  
18 **MOTION TO COME BACK FROM RECESS FOR APPLICATION #ZON-18-04**

19  
20 Ms. Trebellas made a motion to return from recess for Rezoning Application #ZON-18-04, Toy Box of  
21 Columbus, LLC; seconded by Ms. Ault.

22  
23 Vote on Motion: Mr. Duell-yes, Ms. Trebellas-yes, Ms. Stenman-yes, Mr. McNulty-yes, Ms. Ault-yes

24  
25 Mr. Duell: The applicant is not ready, so we need to recess to a new date.

26  
27 Ms. Boni: Next regularly scheduled meeting is August 14, but the applicant has requested to meet earlier.

28  
29 Jack Reynolds, 37 W. Broad Street, Columbus, Ohio 43215, attorney representing Toy Box. We have a  
30 meeting tomorrow night with the Board for the condos to make a presentation, so we thought it was  
31 important to meet with them before coming back before the Board, so we were hoping for the 30<sup>th</sup>, 31<sup>st</sup>,  
32 1<sup>st</sup>, 6<sup>th</sup> or the 8<sup>th</sup> just to keep it moving along.

33  
34 Mr. McCarthy: I am on vacation the week of the 30<sup>th</sup>. The 1<sup>st</sup> is the Trustees' meeting, so I'm down to  
35 the 8<sup>th</sup> and Mr. Duell can't do the 8<sup>th</sup>.

36  
37 Ms. Ault: How about the 7th?

38  
39 Mr. McCarthy: We've got an informal meeting at 6:00 but if you set it at 7:00, it would be 2 meetings for  
40 Ms. Trebellas, myself and Mr. Duell.

41  
42 Mr. Duell: It depends on how many people....

43  
44 Ms. Trebellas: Are coming at 6:00.

45  
46 Ms. Boni: Right now we have 2 cases; there was going to be a third but I was going to ask if you wanted  
47 to schedule a separate one for that, so 7:00's fine. I think I can keep it at the 2 if you wanted to.

48  
49 Mr. Duell: I'd rather just do the 14<sup>th</sup>. Will the 14<sup>th</sup> work?  
50

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51 Mr. Reynolds: The 14<sup>th</sup> will work. I just talked to him; he's not happy but he'll do it.

52

53 Mr. Duell: You had tonight.

54

55 Mr. Reynolds: Yes, we did, but with trying to put all the missing pieces; we had to get the survey done  
56 for the site, and get it all worked back up and we couldn't get to the neighbors quick enough.

57

58

### **PUBLIC COMMENT**

59

60 None

61

### **MOTION TO RECESS APPLICATION #ZON-18-04**

62

63 Ms. Stenman made a motion to recess Rezoning Application #ZON-18-04, Toy Box of Columbus, LLC,  
64 until Tuesday, August 14, 2018 at 7:00 p.m. at the Orange Township Hall; seconded by Ms. Trebellas.

65

66 Vote on Motion: Mr. Duell-yes, Ms. Trebellas-yes, Ms. Stenman-yes, Mr. McNulty-yes, Ms. Ault-yes  
67 Motion carried

68

69

### **OTHER BUSINESS – APPROVAL OF MEETING MINUTES**

70

71 Ms. Trebellas moved to approve the meeting minutes of the Orange Township Zoning Commission dated  
72 January 25, 2018, for Rezoning Application #ZON-17-10, North Orange Development, LLC as written;  
73 seconded by Ms. Ault.

74

75 Vote on Motion: Mr. Duell-yes, Ms. Trebellas-yes, Ms. Stenman-abstain, Mr. McNulty-yes  
76 Motion carried

77

78 Ms. Stenman moved to approve the meeting minutes of the Orange Township Zoning Commission dated  
79 March 27, 2018 for Rezoning Application #ZON-17-08, Wal-Mart Real Estate Business Trust as written;  
80 seconded by Mr. McNulty.

81

82 Vote on Motion: Mr. Duell-yes, Ms. Trebellas-abstain, Ms. Stenman-yes, Mr. McNulty-yes, Ms. Ault-  
83 yes

84 Motion carried

85

86 Mr. McNulty moved to approve the meeting minutes of the Orange Township Zoning Commission dated  
87 March 27, 2018, for Rezoning Application #ZON-18-01, Nationwide Children's Hospital, as written;  
88 seconded by Ms. Stenman.

89

90 Vote on Motion: Mr. Duell-yes, Ms. Stenman-yes, Ms. Trebellas-abstain, Mr. McNulty-yes, Ms. Ault-  
91 yes, Mr. McNulty-yes

92 Motion carried

93

94 Ms. Trebellas moved to approve the meeting minutes of the Orange Township Zoning Commission dated  
95 April 10, 2018, for Rezoning Application #ZON-17-08, Wal-Mart Real Estate Trust, with the following  
96 correction:

97

- Line 65: change the word "accept" to "except"

98

99 Seconded by Ms. Stenman.

100

101

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102 Vote on Motion: Mr. Duell-yes, Ms. Trebellas-yes, Ms. Stenman-yes, Mr. McNulty-yes, Ms. Ault-yes  
103 Motion carried

104

105 Mr. McNulty moved to approve the meeting minutes of the Orange Township Zoning Commission dated  
106 April 10, 2018, for Rezoning Application #ZON-17-10, North Orange, LLC, with the following  
107 correction:

108

- Line 338: change the word “pack” to “tract”

110

111 Seconded by Ms. Trebellas

112

113 Vote on Motion: Mr. Duell-yes, Ms. Trebellas-yes, Ms. Stenman-abstain, Mr. McNulty-yes, Ms. Ault-  
114 yes

115 Motion carried

116

117 Mr. McNulty moved to approve the meeting minutes of the Orange Township Zoning Commission dated  
118 April 24, 2018, for Rezoning Application #ZON-18-01, Nationwide Children’s Hospital, as written;  
119 seconded by Ms. Stenman.

120

121 Vote on Motion: Mr. Duell-yes, Ms. Trebellas-abstain, Ms. Stenman-yes, Mr. McNulty-yes, Ms. Ault-  
122 yes

123 Motion carried

124

125 Ms. Stenman moved to approve the meeting minutes of the Orange Township Zoning Commission dated  
126 April 24, 2018, for Rezoning Application #ZON-18-02, Home High LLC c/o Brad Block & 216 Home  
127 High LLC, as written; seconded by Mr. McNulty

128

129 Vote on Motion: Mr. Duell-yes, Ms. Trebellas-abstain, Ms. Stenman-yes, Mr. McNulty-yes, Ms. Ault-  
130 yes

131 Motion carried

132

133 Mr. McNulty moved to approve the meeting minutes of the Orange Township Zoning Commission dated  
134 May 8, 2018, for Rezoning Application #ZON-18-03, Scioto Rookery Properties LLC, as written;  
135 seconded by Ms. Stenman.

136

137 Vote on Motion: Mr. Duell-yes, Ms. Trebellas-abstain, Ms. Stenman-yes, Mr. McNulty-yes, Ms. Ault-  
138 yes

139 Motion carried

140

141 Ms. Trebellas moved to approve the meeting minutes of the Orange Township Zoning Commission dated  
142 May 22, 2018, for Rezoning Application #ZON-18-02, Home High LLC c/o Brad Block & 216 Home  
143 Road LLC with the following correction:

144

- Line 611: change “VA1” to “A-1”

146

147 Seconded by Mr. McNulty.

148

149 Vote on Motion: Mr. Duell-yes, Ms. Trebellas-yes, Ms. Stenman-yes, Mr. McNulty-yes, Ms. Ault-yes s  
150 Motion carried

151

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152 Ms. Trebellas moved to approve the meeting minutes of the Orange Township Zoning Commission dated  
153 June 12, 2018, for Rezoning Application #ZON-18-02, Home High LLC c/o Brad Block & 216 Home  
154 Road LLC, as written; seconded by Ms. Ault.

155  
156 Vote on Motion: Mr. Duell-yes, Ms. Trebellas-yes, Ms. Stenman-yes, Mr. McNulty-yes, Ms. Ault-yes  
157 Motion carried

158  
159 Mr. McNulty moved to approve the meeting minutes of the Orange Township Zoning Commission dated  
160 June 12, 2018, for Rezoning Application #ZON-18-03, Scioto Rookery Properties LLC, with the  
161 following corrections:

- 162
- 163 • Lines 89-90, the sentence should read: “That first of all probably is ineffective because...”
  - 164 • Lines 90-91, the sentence should read: “Secondly, I don’t know what it means if it’s not a  
165 specified use, so...”

166  
167 Seconded by Ms. Ault.

168  
169 Vote on Motion: Mr. Duell-yes, Ms. Trebellas-abstain, Ms. Stenman-yes, Mr. McNulty-yes, Ms. Ault-  
170 yes  
171 Motion carried

172  
173 Ms. Trebellas moved to approve the meeting minutes of the Orange Township Zoning Commission dated  
174 June 12, 2018, for Rezoning Application #ZON-18-04, Toy Box of Columbus LLC, as written; seconded  
175 by Ms. Stenman.

176  
177 Vote on Motion: Mr. Duell-yes, Ms. Trebellas-yes, Ms. Stenman-yes, Mr. McNulty-yes, Ms. Ault-yes  
178 Motion carried

179  
180 Meeting adjourned at 7:20 p.m.  
181 Minutes prepared by Cindy Davis, Zoning Secretary

182  
183 At their September 4, 2018 meeting, Ms. Trebellas made a motion to approve the meeting minutes of the  
184 Orange Township Zoning Commission dated July 17, 2018 for Rezoning Application #ZON-18-04, Toy  
185 Box of Columbus, LLC, as written; seconded by Ms. Ault

186  
187 Vote on Motion: Mr. Duell-yes, Ms. Trebellas-yes, Mr. McNulty-yes, Ms. Ault-yes  
188 Motion carried